

\$325,000 - 1706, 1188 3 Street Se, Calgary

MLS® #A2115550

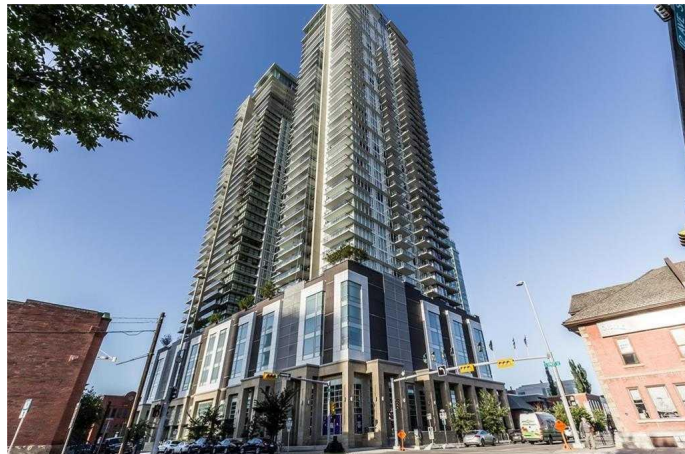
\$325,000

1 Bedroom, 1.00 Bathroom, 507 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Live at the iconic Guardian Towers. Welcome to this modern one bedroom one bathroom home. This 17th floor condominium offers a bright colour palette with quartz countertops, gleaming white cupboards and light-coloured vinyl plank flooring. The kitchen boasts high-end Blomberg and AEG appliances including an induction stove, dishwasher, fridge and oven. The bright and sunny family room flows seamlessly onto the large patio, where you can sit out and enjoy stunning downtown views to the west. In the bathroom you will find a deep soaker tub to enjoy relaxing baths in, as well as crisp white quartz countertops. Living at The Guardian offers you world class amenities; including a large gym, trendy party room, workshop, bike storage as well as concierge and security services. This pet friendly home is a fantastic investment opportunity as The Guardian South Tower offers an opportunity for short term rentals in a prime location; with proper board approval in place. This is your opportunity to live or invest on the doorstep to Calgary's upcoming Culture and Entertainment District. The community features Western Canada's largest convention centre, the BMO Centre, opening in summer of 2024, Stampede Park and the upcoming arena. The future Green Line LRT and upgrades to nearby Victoria Park/Stampede Station will ensure that this location is well connected to the entire City; making the location ideal for investment, first-time home buyers or homeowners looking



to enjoy all that Calgary has to offer. The seller is also willing to negotiate all furniture, the perfect chance for a turn-key property! Schedule your private tour today!

Built in 2016

Essential Information

MLS® #	A2115550
Price	\$325,000
Sold Price	\$318,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	507
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1706, 1188 3 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1H8

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Party Room, Recreation Room
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Recessed Lighting
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Induction

	Cooktop, Microwave Hood Fan, Washer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	44

Exterior

Exterior Features	Uncovered Courtyard
Construction	Aluminum Siding, Stone

Additional Information

Date Listed	March 18th, 2024
Date Sold	April 26th, 2024
Days on Market	39
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Charles
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